

EXHIBIT 1A

COMMONWEALTH LAND
TITLE INSURANCE COMPANY
A Reliance Group Holdings Company

TITLE INSURANCE COMMITMENT

SCHEDULE A

Commitment No.

1. Commitment Date: October 14, 1996	File No. CT-18721
2. Policy or Policies to be issued:	Policy Amount
(a) <input type="checkbox"/> ALTA Residential Title Insurance Policy One-to-Four Family Residences (6/1/87)	\$
<input type="checkbox"/> ALTA Owner -- (4/6/92)	\$

Proposed Insured:

CRISTO PROPERTY MANAGEMENT, LTD

(b) <input type="checkbox"/> ALTA Loan Policy (10/17/92)	\$
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Proposed Insured: N/A

3. FEE SIMPLE interest in the Land described in this Commitment is owned, at the Commitment Date, by The Secretary of Housing and Urban Development by deed from, Sheriff of Monmouth County, dated November 27, 1995, recorded January 19, 1996, in the Monmouth County Clerk's/Register's office in deed book 5474, page 515.
4. The Land referred to in this Commitment is in the County of Monmouth, City of Asbury Park, State of New Jersey and is described as follows:

Issued By:
COASTAL TITLE AGENCY, INC.

P.O. Box 740, 21 W. Main Street, Suite 2, Freehold, NJ 07728
(908) 308-1660, (800) 521-0378, (908) 775-5543, FAX# (908) 308-1881

**COMMONWEALTH LAND
TITLE INSURANCE COMPANY
A Reliance Group Holdings Company**

TITLE INSURANCE COMMITMENT

Commitment No.

File No. CT-18721

DESCRIPTION

ALL that certain tract, lot and parcel of land lying and being in the City of Asbury Park, County of Monmouth and state of New Jersey, being more particularly described as follows:

Beginning at a point in the northerly line of Summerfield Avenue distant 100 feet westerly from the westerly line of DeWitt Avenue extended in a northerly direction and running; thence

1. North 71 degrees 14 minutes West along the northerly line of Summerfield Avenue 50.0 feet to a point; thence
2. North 18 degrees 46 minutes East 104.07 feet to a point; thence
3. South 70 degrees 52 minutes East, 50.0 feet to a point; thence
4. South 18 degrees 46 minutes West, 103.76 feet to the point and place of Beginning.

The above description is drawn in accordance with a survey made by JY Land Surveying, dated July 15, 1987.

Also known as Lot 75 in Block 62 on the City of Asbury Park Tax Map.

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COMMONWEALTH LAND
TITLE INSURANCE COMPANY
A Reliance Group Holdings Company

TITLE INSURANCE COMMITMENT

SCHEDULE B - SECTION 1

Commitment No.

File No. CT-18721

REQUIREMENTS

The following requirements must be met:

- (a) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- (b) Pay us the premiums, fees and charges for the policy.
- (c) Document(s) satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded:
 1. Deed made by The Secretary of Housing and Urban Development to the proposed insured(s) named in Schedule A, 2(a).
- (d) You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- (e) All taxes and other municipal liens are to be paid through and including the current quarter.

NOTE: In the event the tax search reveals a senior citizen deduction or a veteran's deduction, a proper escrow must be established to safeguard in the event the deduction is disallowed. If it is to be disallowed, the deduction should be restored to the taxes when calculating your adjustment.
- (f) Municipal Lien and Unconfirmed Assessment searches are attached hereto and made a part hereof.
- (g) County judgment search is clear.
- (h) New Jersey Superior and U.S. District Court judgment search discloses a judgment or judgments which are to be cancelled of record or disposed of by a specific affidavit which is to be submitted.
- (i) Receipt of proper corporate affidavit of title for Secretary of Housing and Urban Development.
- (j) Certificate as to corporate resolution authorizing the proposed deed made by the proposed grantor is to be submitted.

(k) Tax Sale Certificate recorded in Mortgage Book 6048, Page 490, is to be cancelled or discharged of record. (See copy of first page attached.)

✓ 11-21-96

Schedule B-Section 1
Form No. 1106-3

TITLE INSURANCE COMPANY
A Reliance Group Holdings Company

TITLE INSURANCE COMMITMENT

SCHEDULE B - SECTION II

Commitment No.

File No. CT-18721

EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Rights or claims of parties in possession of the land not shown by the public record.
2. Easements, or claims of easements, not shown by the public record.
3. Any facts about the land which a correct survey would disclose, and which are not shown by the public record.
4. Any liens on your title, arising now or later, for labor and material not shown by the public record.
5. Taxes, charges and assessments;
6. Subsurface conditions or encroachments not disclosed by an instrument of record. (Owner's Policy Only)
7. Lien for unpaid taxes for the year 1996.
8. Possible additional taxes assessed or levied under N.J.S.A. 54:4-63.1 et seq.

NOTE: Policy insures that the alphabetical Indicies have been searched through the recording of the Deed and/or Mortgage, and same are properly indexed.

9. Subject to rights of the utility company servicing the insured property for water, sewer, electric, telephone and cable television.

NOTE: Policy insures that the dwelling does not encroach on the utility lines and said utility lines do not interfere with the use and occupancy of the dwelling for residential purposes.

Countersigned: _____
Authorized Signatory

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Schedule B-Section II
Form No. 1106-6

NJRB 3-02
10-15-82

EXHIBIT 1B

COMMONWEALTH LAND
TITLE INSURANCE CO.
A Reliance Group Holdings Company

TITLE INSURANCE COMMITMENT

SCHEDULE A

Commitment No.

1. Commitment Date: October 14, 1996

File No. CT-18721(A)

2. Policy or Policies to be issued:

Policy Amount

(a) ALTA Residential Title Insurance Policy
One-to-Four Family Residences (6/1/87) \$ 168,000.00
 ALTA Owner -- (4/6/92) \$

Proposed Insured:

PAMELA RICIGLIANO

(b) ALTA Loan Policy
(10/17/92)

\$ 126,000.00

Proposed Insured: National Home Funding, Inc., its successors and/or its assigns

3. FEE SIMPLE interest in the land described in this Commitment is owned, at the Commitment Date, by Cristo Property Management, LTD by deed from, The Secretary of Housing and Urban Development, dated recorded in the Monmouth County Clerk's/Register's office in deed book , page, (about to be recorded)

4. The land referred to in this Commitment is in the County of Monmouth, City of Asbury Park, State of New Jersey and is described as follows:

Issued By:

COASTAL TITLE AGENCY, INC.
P.O. Box 740, 21 W. Main Street, Suite 2, Freehold, NJ 07728
(908) 308-1560, (800) 521-0378, (908) 775-5543, FAX# (908) 308-1881

COMMONWEALTH LANE
TITLE INSURANCE COMPANY
A Reliance Group Holdings Company

TITLE INSURANCE COMMITMENT

Commitment No.

File No. CT-18721(A)

DESCRIPTION

ALL that certain tract, lot and parcel of land lying and being in the
City of Asbury Park, County of Monmouth and state of New Jersey,
being more particularly described as follows:

Beginning at a point in the northerly line of Summerfield
Avenue distant 100 feet westerly from the westerly line of
DeWitt Avenue extended in a northerly direction and running;
thence

1. North 71 degrees 14 minutes West along the northerly line
of Summerfield Avenue, 50.0 feet to a point; thence
2. North 18 degrees 46 minutes East, 104.07 feet to a point;
thence
3. South 70 degrees 52 minutes East, 50.0 feet to a point;
thence
4. South 18 degrees 46 minutes West, 103.76 feet to the point
and place of Beginning.

The above description is drawn in accordance with a survey made
by JY Land Surveying, dated July 15, 1987.

Also known as Lot 75 in Block 62 on the City of Asbury Park Tax
Map.

Issued By:

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COMMONWEALTH LAND
TITLE INSURANCE CO.
A Reliance Group Holdings Company

TITLE INSURANCE COMMITMENT

SCHEDULE B - SECTION 1

Commitment No.

File No. CT-18721(A)

REQUIREMENTS

The following requirements must be met:

- (a) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- (b) Pay us the premiums, fees and charges for the policy.
- (c) Document(s) satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded:
 1. Deed made by Cristo Property Management, LTD to the proposed insured(s) named in Schedule A, 2(a).
 2. Mortgage made by purchaser(s) to the proposed insured(s) named in Schedule A, 2(b).
- (d) You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- (e) Proof is required as to the past and present marital status of the proposed grantors/mortgagors.

NOTE: The spouse of the record owner must join in the proposed transaction, unless this is not the principal marital residence and was acquired subsequent to May 28, 1980. On any property acquired prior to May 28, 1980, the spouse must join in the proposed transaction regardless of whether it is the principal marital residence or not.

- (f) All taxes and other municipal liens are to be paid through and including the current quarter.
- NOTE: In the event the tax search reveals a senior citizen deduction or a veteran's deduction, a proper escrow must be established to safeguard in the event the deduction is disallowed. If it is to be disallowed, the deduction should be restored to the taxes when calculating your adjustment.
- (g) Municipal Lien and Unconfirmed Assessment Searches have been ordered, not yet received.
- (h) New Jersey Superior and U.S. District Court and County Judgment searches are clear.
- (i) Subject to such facts which would be disclosed by sellers, purchasers, and/or borrowers affidavit of title, to be submitted.

NOTE: There is a possibility that the mortgage being insured herein must include one of the following:

- a. Variable Rate Endorsement - Renegotiable or Adjustable.
- b. Negative Amortization Endorsement

There is an additional \$25.00 charge for this endorsement and, if Negative Amortization is required, possibly an increase in premium. When this has been determined we are to be notified prior to closing in order to make the necessary amendment to the Title Commitment and our invoice.

NOTE: This Policy will insure all facsimile copies of endorsements as originals.

NOTE: The attached ALTA 9 Specimen Endorsement will be made a part of the Mortgage Policy to be issued. Special comprehensive title protection is afforded by said endorsement to the Mortgagor only. Affirmative insurance to the Owners can be given on a line by line basis. Please see Schedule B, Section 2.

NOTE: The attached ALTA 8.1 Specimen Endorsement will be made a part of the Mortgage Policy to be issued.

NOTE: We require a copy of the closing statement be submitted with the closing package.

NOTE: The attached ALTA 1 Specimen Endorsement will be made a part of the Mortgage Policy to be issued.

NOTE: Flood search is attached hereto and is provided as an accommodation only. No liability is assumed for the results of said flood search.

- (j) Receipt of proper corporate affidavit of title for Cristo Property Management, LTD.
- (k) Certificate as to corporate resolution authorizing the proposed deed made by the proposed grantor is to be submitted.

TITLE INSURANCE GROUP HOLDINGS COMPANY

COMMONWEALTH LAND
TITLE INSURANCE COMPANY
A Reliance Group Holdings Company

TITLE INSURANCE COMMITMENT

SCHEDULE B - SECTION II

Commitment No.

File No. CT-18721(A)

EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Rights or claims of parties in possession of the land not shown by the public record.
2. Easements, or claims of easements, not shown by the public record.
3. Any facts about the land which a correct survey would disclose, and which are not shown by the public record.
4. Any liens on your title, arising now or later, for labor and material not shown by the public record.
5. Taxes, charges and assessments;
6. Subsurface conditions or encroachments not disclosed by an instrument of record. (Owner's Policy Only)
7. Lien for unpaid taxes for the year 1996.
8. Possible additional taxes assessed or levied under N.J.S.A. 54:4-63.1 et seq.

NOTE: Policy insures that the alphabetical Indicies have been searched through the recording of the Deed and/or Mortgage, and same are properly indexed.

CONTINUED

WS1 058172

CONDITIONS

Page 3

1. DEFINITIONS

(a) "Mortgage" means mortgage, deed of trust or other security instrument. (b) "Public Records" means title records that give constructive notice of matters affecting the title according to the state law where the land is located.

2. LATER DEFECTS

The Exceptions in Schedule B-Section II may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attached between the Commitment Date and the date on which all of the Requirements (a) and (c) of Schedule B-Section I are met. We shall have no liability to you because of this amendment.

3. EXISTING DEFECTS

If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

4. LIMITATION OF OUR LIABILITY

Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

comply with the Requirements shown in Schedule B-Section I.

or

eliminate with our written consent any Exceptions shown in Schedule B-Section II.

We shall not be liable for more than the Policy Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

5. CLAIMS MUST BE BASED ON THIS COMMITMENT

Any claim, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this Commitment and is subject to its terms.

B1106-9

WS1 058173

EXHIBIT 1C

COMMONWEALTH LAND TITLE INSURANCE COMPANY A Reliance Group Holdings Company		COMMONWEALTH LAND TITLE INSURANCE COMPANY A Reliance Group Holdings Company	
TITLE INSURANCE COMMITMENT		TITLE INSURANCE COMMITMENT	
SCHEDULE A		SCHEDULE A	
Commitment No.		Commitment No.	
1. Commitment Date: October 14, 1996	File No. CT-18721	1. Commitment Date: October 14, 1996	File No. CT-18721(A)
2. Policy or Policies to be issued:	Policy Amount	2. Policy or Policies to be issued:	Policy Amount
(a) <input type="checkbox"/> ALTA Residential Title Insurance Policy One-to-Four Family Residences (6/1/87)	\$	(a) <input checked="" type="checkbox"/> ALTA Residential Title Insurance Policy One-to-Four Family Residences (6/1/87)	\$ 168,000.00
<input type="checkbox"/> ALTA Owner -- (4/6/92)	\$	<input type="checkbox"/> ALTA Owner -- (4/6/92)	\$
Proposed Insured:		Proposed Insured:	
CRISTO PROPERTY MANAGEMENT, LTD		PAMELA RICIGLIANO	
(b) <input type="checkbox"/> ALTA Loan Policy (10/17/92)		(b) <input checked="" type="checkbox"/> ALTA Loan Policy (10/17/92)	
Proposed Insured: N/A		Proposed Insured: National Home Funding, Inc., its successors and/or its assigns	
3. FEE SIMPLE interest in the land described in this Commitment is owned, at the Commitment Date, by The Secretary of Housing and Urban Development, by deed from Sheriff of Monmouth County, dated November 27, 1995, recorded January 19, 1996, in the Monmouth County Clerk's/Register's Office in Deed book 5474, page 515.		3. FEE SIMPLE interest in the land described in this Commitment is owned, at the Commitment Date, by Cristo Property Management, LTD by deed from The Secretary of Housing and Urban Development, dated , recorded in the Monmouth County Clerk's/Register's office in Deed book , page , (about to be recorded)	
4. The land referred to in this Commitment is in the County of Monmouth, City of Asbury Park, State of New Jersey and is described as follows:		4. The land referred to in this Commitment is in the County of Monmouth, City of Asbury Park, State of New Jersey and is described as follows:	
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